

# \$799,000 - 530 South Harmony Drive, Rural Rocky View County

MLS® #A2220217

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,920 sqft  
Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to the Prairie Willow by Broadview Homes—a modern farmhouse where everyday life feels elevated, and luxury lives in the details. Nestled in the vibrant, amenity-rich community of Harmony, this home invites you to slow down, settle in, and savor the moments that matter.

Imagine starting your mornings with a warm coffee on the charming front porch, watching the sun rise over the peaceful Springbank landscape. Step inside, and the home immediately welcomes you with thoughtful design and elegant finishes that blend comfort with sophistication.

The chef-inspired kitchen is a showstopper—featuring ceiling-height cabinetry, gleaming granite countertops, a sleek chimney hood fan, and upgraded appliances including a steam microwave. Whether it's a quiet breakfast or a lively dinner party, the adjacent dining area is ready to host your best moments.

In the great room, expansive windows pour in natural light, illuminating the inviting fireplace and creating the perfect space for cozy nights in or easy entertaining.

A built-in mudroom keeps life effortlessly organized as you transition from indoors to the



sunny back deck and detached garage. Upstairs, your private sanctuary awaits—the spacious primary suite offers a spa-like ensuite and a walk-in closet you’ll love coming home to. Two more bedrooms provide space for kids, guests, or the perfect home office, while a well-appointed laundry room with granite counters and custom cabinetry makes chores a little more enjoyable.

The fully developed basement is where your lifestyle expands. Movie nights in the generous rec room, weekend workouts in the bonus bedroom-turned-gym, or simply hosting guests in style with an additional full bathroom—this lower level adapts to your life.

Thoughtfully future-proofed, this home includes rough-in air conditioning, upgraded electrical, and a garage sub-panel—giving you peace of mind and flexibility for the years ahead.

With pathways to explore, parks to enjoy, and a sparkling lake just steps away for paddleboarding and summer swims, this isn’t just a home—it’s the beginning of the life you’ve been imagining.

Built in 2024

### Essential Information

MLS® #	A2220217
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,920
Acres	0.14
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	530 South Harmony Drive
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0G2

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Partial, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt
Construction	Cement Fiber Board, Composite Siding, Stone
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 12th, 2025
Days on Market	41
Zoning	TBD
HOA Fees	1680
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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